

Northcrest Homeowner Association  
Annual HOA Meeting  
June 3, 2021

- I. Call to Order:
  - A. President Tom Vagell called the meeting to order on June 3, 2021 at 6:30pm
  - B. Roll call / welcome new neighbor Brian Fitzgerald who bought the Gorman's house 2668 Hemlock Ct.

**Attendees Included:**

Candace & Jared Valerio 2651  
Wayne & Carin Bills. 2652  
Janet Thorp 2653  
Mary Kusack & Bob Maloney 2657  
Tom & Lily Vagell 2658  
Rod & Roseanne Sharp 2659  
Berndt Holmes 2660  
Joyce Mack 2661  
Jeremy Bowers 2662  
Kevin & Paula Scanlon 2663  
Dick Gibford 2664  
Angie Pennell 2665  
Daniel Campuzano 2666  
Michelle Gilbert Jensen & Jay Hartman 2667  
Brian Fitzgerald 2668  
Jamie & Jennifer Steerman 2671

**Absent**

Jim Anderson 2665  
Bena Maez 2656  
Jeff Lashmett 2654  
Charlotte Carver 2654  
Ryan Alexander 2669

- II. Finance Statement / Budget
  - A. Jennifer Steerman, Treasurer, presented the financials. (See attached)
  - B. Record to county.
- III. Property / Irrigation Updates
  - A. Hydrovack truck sucked all the muck out of the cistern.
  - B. We cannot find anyone to replace the head gate that needs replacing. Tome Vagell will pursue this in October when the water is off. One was replaced 6 years ago and the other now needs

replacing.

#### IV. New Business

A. Tonya McFarland, property manager, reviewed CCR's and presented by-law documents of the adopted amendments. These are all available to view on the Fusion Website. <https://www.fusionbegins.com/north-crest-subdivision.html>

1. Policies outline what happens when covenants are violated, conduct at meetings, board member conflict of interest policy, dispute resolution in addition to how a reserve fund can be invested and used. Goal is not to have a special assessment.

2. Updating CCR's-No need to amend them at this time. Issues can be addressed by policies and procedures.

B. Officers / Board: The 5 person board is as follows

Tom Vagell - President  
Jennifer Steerman - Treasurer  
Mary Kusack - Secretary  
Michelle Gilbert Jensen - Vice President  
Bob Maloney - At Large

Architectural Control Committee:  
Mary Kusack, Rod Sharp, Candace Valerio

#### V. Other Business

A. It was again clarified that we were firm on the issue of one car in driveway and 72 hours for RV parking in front of your property.

B. Dick Gibford stated that we should let water run over night if temps freeze like last winter. Any issues with line or pump to notify Tom Vagell immediately.

C. To be determined regarding a Fall block party.

#### VI. Adjournment